

# Bulldog Lane

Lichfield, WS13 7LN

John German



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£825,000

An executive detached family home located on one of Lichfield's most prestigious roads.



This executive detached family home is situated on Bulldog Lane, a desirable cul-de-sac located off one of Lichfield's most exclusive roads. Being within close proximity of the Cathedral and just a stone's throw from Stowe Pool. The city centre itself hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Chadsmead Primary Academy and for secondary school its The Friary School located off Eastern Avenue in Lichfield.

This four bedroom detached family home has stylish and good sized accommodation offering further potential to upgrade and improve. It has the added benefit of a generous rear garden and large driveway.

Internally the property comprises; A porch entrance has a door opening into the welcoming hallway with laminate wooden effect flooring, ceiling light point, carpeted stairs rising to the first floor landing and doors off to the spacious ground floor accommodation and the guest's cloakroom/WC.

The excellent sized living room has a uPVC double glazed bay window to the front aspect, large uPVC double glazed doors opening to the delightful rear garden, carpeted flooring, various wall light points and a feature fire.

The second reception room is currently used as a formal dining room with carpeted flooring, uPVC double glazed bay window to the front aspect, ceiling light point and a serving hatch into the kitchen.

The third reception room is a fantastic versatile room ideal as a snug, office or playroom with bi-folding doors opening out to the rear garden.

The kitchen is fitted with a modern range of matching white wall and base units with wooden worksurfaces over, plinth lighting, tiled flooring and spotlights to the ceiling. A door from the kitchen opens into the useful utility room which has an internal door to the double garage plus a door to the side hall that in turn has doors to a WC and useful pantry/storage cupboard.

On the first floor a centre landing gives access to the four bedrooms, family bathroom and airing cupboard. All bedrooms are of double size, three of which have built in wardrobes with the master bedroom also having its own ensuite bathroom.

Bedrooms two, three and four are all serviced by a modern family shower room comprising of low level WC, wash hand basin, chrome style heated towel rail and a large corner shower cubicle with mains shower.

Outside - To the front is a sweeping driveway allowing comfortable parking space for five cars or more and is bordered by mature shrubs, trees and plants. This leads to the double garage which has an electrically operated up and over door, electric light and power points plus a side pedestrian door. There is a gated entrance to each side of the house that leads to the privately enclosed rear garden which has been beautifully designed and cared for by the current owners offering an extensive patio seating area, pond, summerhouse and large lawned garden.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

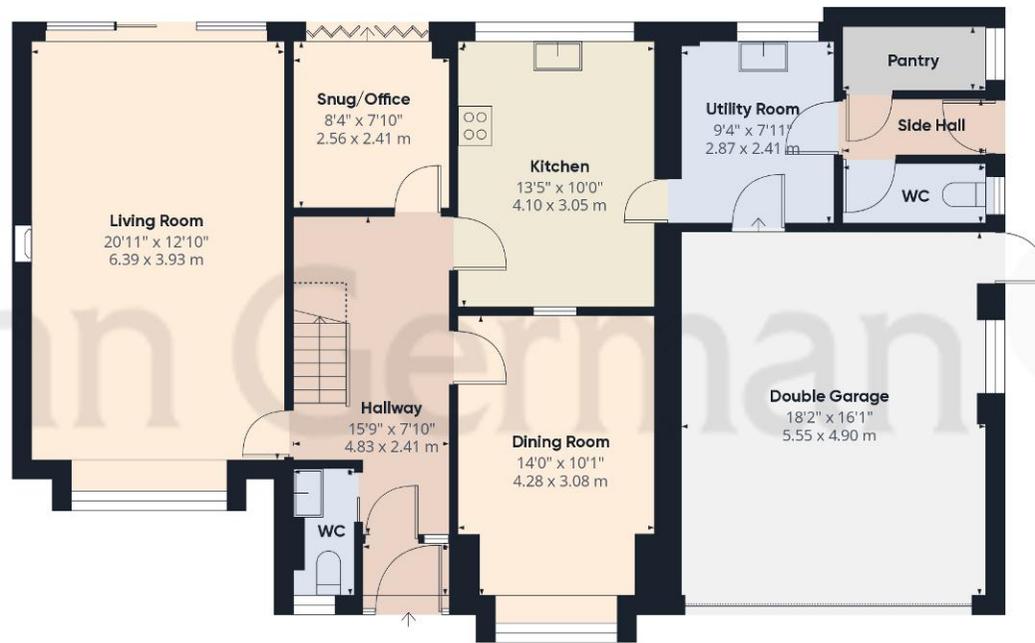
**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

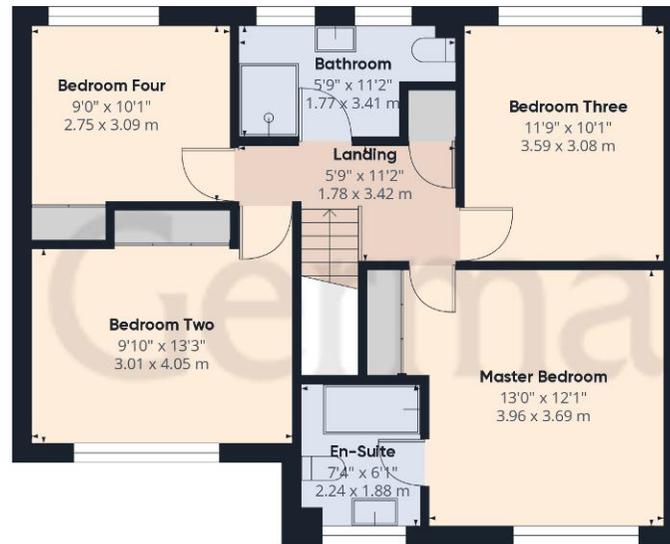
**Our Ref:** JGA/22042025







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1930.5 ft<sup>2</sup>

179.35 m<sup>2</sup>

**Reduced headroom**

13.75 ft<sup>2</sup>

1.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

John German

22 Bore Street, Lichfield,  
Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



